

September 19, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06PR0405

Sandor Development
(Richmond Commons)

Clover Hill Magisterial District
East line of Mt. Gilead Boulevard

REQUEST: Site plan approval.

RECOMMENDATION

Staff recommends deferral for thirty (30) days for the following reason:

The community meeting to review the revised architecture and site plans is scheduled after submittal of this report. A thirty (30) day deferral is requested to allow staff time to obtain community comments and to review the revised drawings and allow the applicant time to make revisions.

GENERAL INFORMATION

Associated Public Hearing Case:

96SN0228 – Development Options, Inc and Boney Wilson & Sons, Inc

Developer:

Sandor Development

Design Consultants:

Site Engineering and Landscape Architecture – Balzer
Architecture – Architecture & Engineering Solutions

Location:

East line of Mt. Gilead Boulevard. Tax ID 758-692-7491 (Sheet 11).

Existing Zoning and Land Use:

C-3; Vacant

Size:

1.7 acres

Adjacent Zoning and Land Use:

North - A; Vacant
South - C-3, Single family residential
East - C-3, Commercial
West - A; Vacant or residential

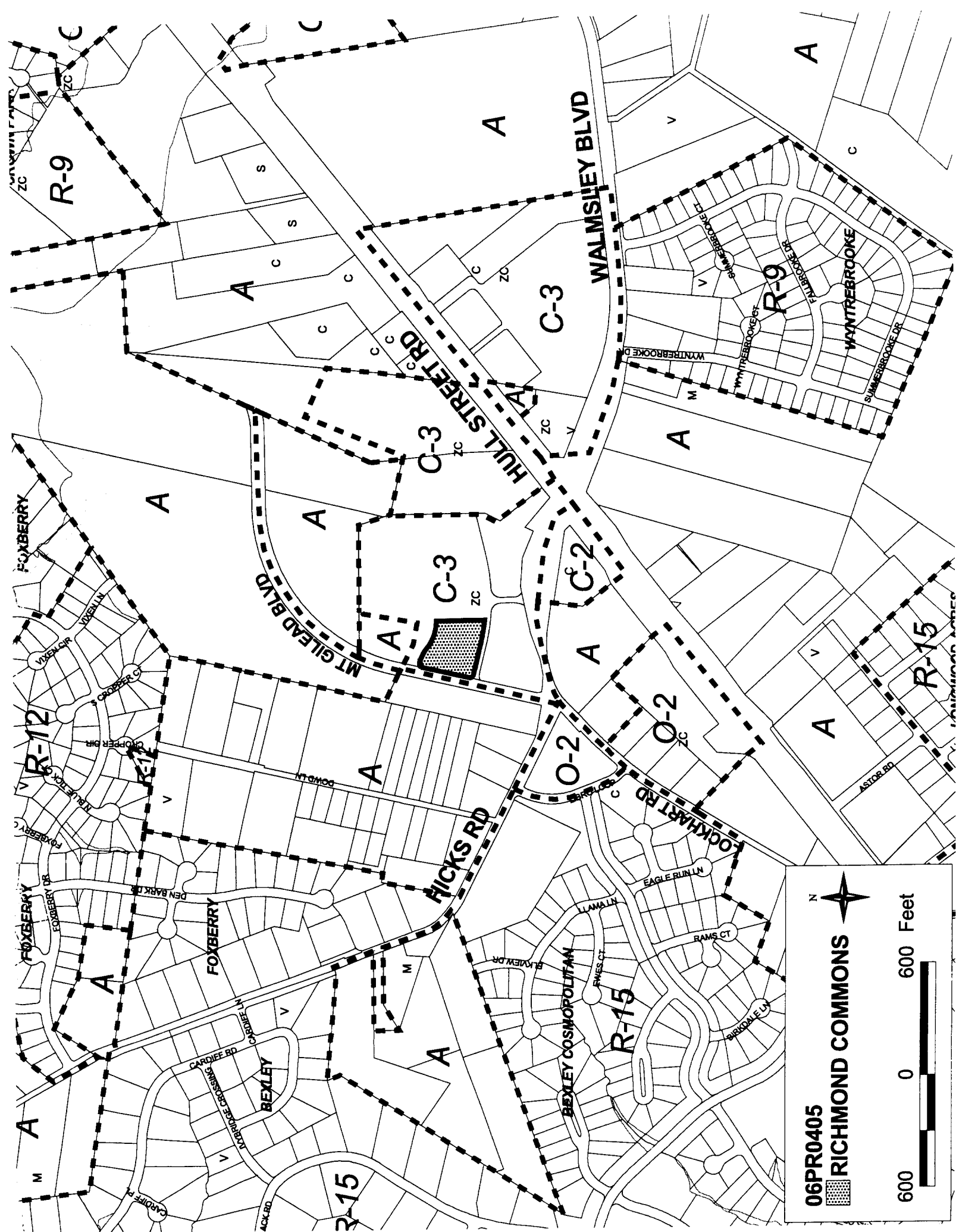
BACKGROUND

Site plan review and approval by the Planning Commission is required by Condition 19 of zoning Case 96SN0228.

The initial plan and architecture was presented during a community meeting of the 360 Corridor Committee on July 10, 2006. A second community meeting of the 360 Corridor Committee is scheduled for September 11, 2006, which is the week prior to the September 19, 2006, Planning Commission meeting.

CONCLUSIONS

The site plan, excluding architecture, irrigation and landscape has been through two (2) complete reviews by the site plan review staff and revisions are required. Revised architectural elevations have not been provided for staff review. Until all information is submitted and reviewed, staff recommends deferral for thirty (30) days to provide time for the applicant to provide the information, for staff review and revise site plans including revising architectural elevations as needed.



06PR0405

 RICHMOND COMMONS



600 0 600 Feet

